



CITY OF OCEANSIDE AGENDA

Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing

Information for the April 09, 2025 City Council Meeting

Members of the public have the option to watch the meeting on KOCT Cox Channel 19 (live streaming service available at www.koct.org/channel-19) or watch via Zoom or attend in person.

Zoom Information:

To watch the meeting via Zoom please use the URL below. Please note that this is for viewing only; if you wish to make comments on any of the items in the agenda you must attend in person.

<https://us02web.zoom.us/j/83234252787?pwd=bydJLMQetUt5n6FESSPElcEfwJuBvT.1>

Zoom Meeting ID: **832 3425 2787**

Passcode: **717926**

Phone Information:

To join the meeting by phone, dial **669-900-9128**.

Zoom Meeting ID: **832 3425 2787**

If you wish to provide a comment to the City Council, but are not interested in speaking during the meeting, you may email your comments to the City Clerk (CityClerk@OceansideCA.org). All comments must be sent via email by 4 PM on the day of the meeting. All timely received comments will be provided to the City Council prior to the meeting and made a part of the record of the meeting. ***Please note that these comments will not be read aloud during the meeting.***



CITY OF OCEANSIDE AGENDA

Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing Authority (OPFA)

April 09, 2025

**Council Chambers
300 North Coast Highway
Oceanside, CA 92054**

Mayor
HDB President
CDC Chair
OPFA Chair
Esther Sanchez

City Clerk
HDB Secretary
CDC Secretary
OPFA Secretary
Zeb Navarro

Deputy Mayor
HDB Vice President
CDC Vice Chair
OPFA Vice Chair
Eric Joyce

City Treasurer/HDB/CDC/OPFA Treasurer
Phyllis Dominguez

Councilmembers
HDB Directors
CDC Commissioners
OPFA Directors
Jimmy Figueroa
Rick Robinson
Peter Weiss

City Manager
HDB Administrative Officer
CDC Executive Director
OPFA Executive Director
Jonathan Borrego

City Attorney
HDB Attorney
CDC General Counsel
OPFA General Counsel
T. Steven Burke, Jr.

The Mayor and City Council also serve as the Small Craft Harbor District Board of Directors, the Community Development Commission, and the Oceanside Public Financing Authority.

3:30 P.M. – ROLL CALL**CITY COUNCIL, HDB, CDC, OPFA CLOSED SESSION ITEMS**

1. CONFERENCE WITH LABOR NEGOTIATOR ON STATUS [25-578](#)
OF NEGOTIATIONS PREVIOUSLY AUTHORIZED IN
OPEN SESSION (SECTION 54957.6)
CONFERENCE WITH LABOR NEGOTIATOR - Negotiator:
City Manager; employee organizations: Oceanside Police
Officers' Association (OPOA), Oceanside Police Officers'
Association - Non-Sworn (OPOA-NS), Oceanside
Firefighters' Association (OFA), Oceanside Police
Management Association (OPMA), Management
Employees of the City of Oceanside (MECO), Oceanside
City Employees' Association (OCEA), Oceanside Fire
Management Association (OFMA), Oceanside Marine
Safety Employees' Association (OMSEA), Western Council
of Engineers (WCE), and Unrepresented

2. LITIGATION OR OTHER ADVERSARY PROCEEDING [25-720](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))
(A) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION
1. Initiation of Litigation pursuant to Government Code
Section 54956.9(d)(4):
One case

3. LITIGATION OR OTHER ADVERSARY PROCEEDING [25-725](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))

(A) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (SECTION 54956.9)

Significant exposure to litigation pursuant to Section
54956.9(d)(2), (e)(3): One case involving a significant
exposure to litigation. The facts justifying a closed session
briefing are set forth in a communication from YIMBY Law
to the City of Oceanside dated January 22, 2025.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-722](#)
(SECTION 54956.8)
(A) Property: 704 Pier View Way (Portion of APN 147-109-01)
Negotiating parties: City of Oceanside and Oceanside Museum of Art, Inc.
Negotiator for the City: Vicki Gutierrez, Real Estate Manager
Under Negotiations: Price and terms for the lease of real property

5:00 P.M. – ROLL CALL

INVOCATION

Reverend Dr. John D. Hill, Walker Chapel A.M.E. Church

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

Proclamation in Honor of Oceanside Earth Month 2025

Proclamation in Honor of Oceanside Arts, Culture & Creativity Month 2025

CLOSED SESSION REPORT

CONSENT CALENDAR ITEMS

All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous City Council/HDB/CDC/OPFA instructions. The items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of any Consent Calendar items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of Request to Speak form prior to the commencement of this agenda item.

5. City Council/ HDB/CDC/ OPFA: Staff recommends that the City Council/Harbor Board/CDC/OPFA approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/Harbor Board/CDC/OPFA is required. [25-730](#)
6. City Council/ HDB/CDC/ OPFA: Accept City Clerk's Action Minutes of the Small Craft Harbor District Board of Directors, Community Development Commission, City Council, and Oceanside Public Financing Authority of the March 19, 2025 Workshop and the March 26, 2025 Regular Meeting. [25-712](#)

7. City Council: Staff recommends that the City Council approve [25-651](#) Amendment 1 to the Professional Services Agreement (PSA) with REC Consultants, Inc. ("REC"), in the amount of \$100,000 for a total not to exceed amount of \$550,000, for on-call Engineering Design Project Management services; and authorize the City Manager to execute the amendment upon receipt of all necessary documents.
8. City Council: Staff recommends that the City Council approve [25-654](#) Amendment 1 to the Professional Services Agreement (PSA) with Kimley-Horn and Associates, Inc. ("Kimley-Horn"), in the amount of \$165,330, for a total not to exceed amount of \$2,230,530, for design services associated with the proposed Coast Highway Improvement Project; and authorize the City Manager to execute the amendment upon receipt of all necessary documents.
9. City Council: Staff recommends that the City Council approve [25-659](#) Amendment 2 to the Property Use Agreement with MainStreet Oceanside, Inc. amending the Agreement to include barrier deployment and associated fees at the Morning Farmers Market and the Sunset Market with an estimated annual payment to the City in the amount of \$87,750, for the first-year reimbursement of weekly barrier deployment services and authorize the City Manager to execute the amendment.
10. City Council: Staff recommends that the City Council approve [25-639](#) Amendment 6 to the Percentage Property Lease Agreement with Charles Anderson and Jennifer Moyer, dba Buccaneer Beach Club, for the premises located at 1508 South Pacific Street, extending the agreement from April 1, 2025 to March 31, 2027, for a two-year minimum total revenue of \$30,091; and authorize the City Manager to execute the amendment upon receipt of all supporting documents.

11. City Council: Staff recommends that the City Council adopt a resolution [25-681](#) authorizing the City to apply for a grant funding opportunity for construction of the Coast Highway Corridor from the San Diego Association of Governments (SANDAG) Smart Growth Incentive Program grant, in the amount of \$3,500,000, and accept the terms of the draft grant agreement; authorizing a City match amount of \$1,000,000; and authorizing the City Manager to execute all necessary grant documents.
12. City Council: Staff and the Police and Fire Commission recommend that [25-667](#) the City Council approve the Police and Fire Commission FY 2025-26 Workplan.
13. City Council: Staff recommends that the City Council identify City-owned [25-670](#) Parks and Recreation facilities to accept applications for renaming, as per City Council Policy 100-55, including, but not limited to, Park Site 1 at El Corazon and the skate spot at John Landes Community Park.
14. City Council: Staff recommends that the City Council receive and accept [25-685](#) the Final Water Utilities Comprehensive Salary and Compensation Report; and adopt resolutions modifying the Compensation Plan for Unrepresented Employees (“Comp Plan”), and approving side letter agreements with the Oceanside City Employees’ Association (OCEA), Management Employees of the City of Oceanside (MECO), and Western Council of Engineers (WCE).
15. City Council: Staff recommends that the City Council determine that [25-721](#) there is a need to continue emergency work to repair the 18-inch Mesa Loma Water Main, and appropriate \$500,000 from the Water Fixed Asset Replacement fund unrestricted fund balance.

GENERAL ITEMS

General Items are normally heard after any 6:00 p.m. Public Hearing Items. However, if time permits, some General Items may be heard prior to any 6:00 p.m. Public Hearing Items, following the Consent Calendar. Ordinances may be introduced at this time. The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may introduce the ordinances in a single vote.

None.

6:00 P.M.**PUBLIC HEARING ITEMS**

Public hearing items are "time-certain" and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.

- 16. City Council:** Staff recommends that the City Council adopt a resolution [24-509](#) to amend the Oceanside Boulevard Underground Utility District (UUD) to remove the properties along Oceanside Boulevard from Camelot Drive to El Camino Real; and appropriate \$2,756,800 to the Oceanside Boulevard Underground Utility Project account.

- A) Mayor opens public hearing
- B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) Testimony beginning with Edward Soto, Associate Engineer
- E) Recommendation - adopt resolution

- 17. CDC:** Staff recommends that the Oceanside Community Development Commission (CDC) adopt a resolution [25-711](#) approving the 2025-26 Annual and 2025-2029 Five-Year Public Housing Agency (PHA) Plans and authorize the CDC Chair to submit the Plans to the U.S. Department of Housing and Urban Development (HUD) with the inclusion of changes made to the PHA Annual and Five-Year Plans as a result of public comments; and authorize the CDC Chair, or designee, to execute any and all related documents for submittal.

- A) Chair opens public hearing
- B) Chair requests disclosure of Commissioner and constituent contacts and correspondence
- C) Secretary presents correspondence and/or petitions
- D) Testimony beginning with Raymond Rull, Housing Program Manager
- E) Recommendation - adopt resolution

CITY CLERK ITEMS

18. Staff recommends that each Councilmember identify up to [25-728](#) four applicants to be interviewed and provide direction on the interview process for the upcoming Planning Commissioner Appointment Workshop scheduled for April 16, 2025.

PUBLIC COMMUNICATIONS ON OFF-AGENDA ITEMS

No action will be taken by the City Council/HDB/CDC/OPFA on matters in this category unless it is determined that an emergency exists or that there is a need to take action that became known subsequent to the posting of the agenda. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.

19. Advance written request to reserve time to speak: [25-731](#)

a. Ken Leighton - Is there a need for ethics classes for elected officials?

20. Communications from the public regarding items not on this [25-732](#) agenda

MAYOR AND/OR COUNCILMEMBER ITEMS

21. Request by Deputy Mayor Joyce and Councilmember [25-729](#) Figueroa to direct staff to develop a chapter of urgency ordinances to provide housing stability in the city of Oceanside which should include the following actions:
- All tenants evicted under “no-fault” are to be provided with 2 month’s rent for relocation protections. *Payment should be 3 months rent if tenant is a senior or has a disability.
 - All tenants qualify for “no-fault” protections on day 1 of tenancy.
 - Establish a local “Right to return” to strengthens the statewide protection
 - Establish Local Rent Stabilization of 5% yearly maximum annual rent increase, with a provision for landlords to apply to the Housing Commission for yearly increases of up to 8% to support critical facility improvements
 - “Substantial Remodel” is further defined to protect tenants from unnecessary displacement
 - Requirement that all tenants are notified of their tenant protections, and a signed copy is kept on file with their lease agreements
 - Requirement that all new manufactured home residents are notified of their protections, including rent control under 16B and signed receipt is kept on file with their agreements
 - All evictions are also filed with the city within 5 days of notice to tenant to be legally valid evictions
 - Preservation of currently affordable housing policy modeled after San Diego’s preservation ordinance
 - Develop a plan to increase access to legal services for tenants
 - Establish noticing requirements for rent stabilized units being removed from the market (condo conversions, demolition, significant remodel, etc.)

GENERAL COUNCILMEMBER COMMENTS

ADOPTION OF ORDINANCES

The following items are ordinances for adoption by the City Council/HDB/CDC/OPFA. Ordinances are laws of the City of Oceanside and require introduction and adoption at two separate City Council meetings (urgency ordinances are an exception, and may be introduced and adopted at one meeting as an emergency measure). The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may adopt the ordinances below in a single vote. There will be no discussion of the items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of a Request to Speak form prior to the commencement of this agenda item.

- 22. City Council:** Staff recommends that the City Council adopt an ordinance [25-715](#) amending Sections 15.63 and 15.68, and adding Section 15.69 of the Oceanside City Code to modify existing Sidewalk Vending regulations.
(Introduced on March 26, 2025, 5-0)

ADJOURNMENT

**INFORMATION TO THE PUBLIC CONCERNING THE CITY COUNCIL/
HARBOR DISTRICT BOARD OF DIRECTORS (HDB)/
COMMUNITY DEVELOPMENT COMMISSION (CDC)/
OCEANSIDE PUBLIC FINANCING AUTHORITY (OPFA) MEETING**

1. **GENERAL INSTRUCTIONS TO PERSONS WISHING TO ADDRESS THE CITY COUNCIL/HDB/CDC/OPFA**

- A. Request to Speak Submittals - Individuals wishing to address the City Council/HDB/CDC/OPFA on matters on the agenda other than Public Hearing items must sign up to speak at the Speaker Kiosk (iPad) or submit a "Request to Speak" form in person to the City Clerk.

You may request to speak at any time following the start of the meeting, but the request must be submitted prior to the initiation of the portion of the agenda containing the item you wish to address (e.g., Consent Calendar, Public Communications, General Items).

When the presiding officer invites public input, the City Clerk will call the names of those who submitted requests to speak which will also appear on the screen. As your name is called and appears on the screen, please approach either of the public podiums.

To facilitate organized presentations for a public hearing, general item or non-agenda public comment, a representative of a group of persons may submit a request to speak on behalf of the group. The representative must identify the group and list not fewer than four members of the group who must be present when the item is called and all members of the group must remain in the council chambers for the duration of the presentation. The presentation on behalf of the group shall not exceed 10 minutes. The other members of the organized presentation group shall not be entitled to speak on the item.

- B. Addressing the City Council/HDB/CDC/OPFA - The presiding officer may request that each person addressing the City Council/HDB/CDC/OPFA state their name for the record and state if they represent an organization or other persons. All remarks shall be addressed to the governing body as a whole. Questions shall not be asked of the governing body or staff without obtaining permission from the presiding officer. Visual aids (slides and photographs, etc.) may be used as part of your presentation but must be confined within the time allowed per speaker. Hard copies of the presentation materials may be provided to the City Clerk for distribution to the Council at the meeting.

No flash drives may be utilized on City-owned devices. PowerPoint presentations and other materials to be presented electronically must be emailed to the City by 10:00 a.m. the Wednesday one week prior to the Council meeting. The file size may not exceed 5mb and should be emailed to: Presentation@oceansideca.org

- C. Time Limits for Speakers - There is a 3-minute limit for all persons addressing the City Council/HDB/CDC/OPFA, except as noted below. Speakers may not cede their time to another speaker, except as provided in Section 1A. There is a series of three lights at each speaker's podium. When the speaker begins, the green light is lit. When only one minute remains for speaking, the yellow light appears. This indicates that it is time for the speaker to conclude his or her comments. When the speaker time has expired, a red flashing light will appear.
- D. Written Communications Concerning Matters on the Agenda - Written comments or correspondence on agenda items received at least 4 hours prior to the beginning of the meeting will be distributed to the City Council/HDB/CDC/OPFA and made part of the record. It is their

policy, however, that such correspondence shall not be read aloud at the meeting. Any correspondence should be mailed or delivered to the City Clerk, as well as the Mayor and City Council, City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054, or emailed to CityClerk@oceansideca.org

- E. Lobbyist Registration - If you are speaking before Council to try to influence a municipal decision and you are being paid to represent a client in the matter, you may need to register as a lobbyist and identify yourself as such before the City Council. See the City Clerk's information about lobbying or review Chapter 16C of the City Code. Both can be found on the City's Web site at www.ci.oceanside.ca.us.

2. **PUBLIC HEARING ITEMS**

Certain actions of the City Council/HDB/CDC/OPFA require public hearings. These can include land use and zoning matters, nuisance abatements, and items concerning bond financing. Public hearings typically involve a staff presentation, followed by testimony by the appellant(s) and applicant(s), where applicable. Following that, public testimony is invited.

Persons who wish to testify on a public hearing item do NOT need to fill out a "Request to Speak" form. After the hearing is opened for public testimony, the presiding officer will invite speakers to the podium. Each individual is limited to speak for no more than three minutes. If multiple speakers are present, however, the time allotted per speaker may be less than three minutes in order to accommodate everyone wishing to speak.

Where applicable, public hearing applicants and appellants will each be given 20 minutes total time to speak, including rebuttal. In cases where there are multiple applicants and/or appellants, a total of 30 minutes for all appellants and 30 minutes time for all applicants will be allowed. In such cases, the time will be divided equally, unless otherwise divided by mutual consent of the applicants or appellants.

Public Hearing items are "time-certain" and are heard beginning at 6:00 p.m., regardless of how far the City Council has progressed with its other agenda items. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the public hearing schedule.

3. **PUBLIC COMMUNICATIONS**

These are items on each meeting agenda for members of the public to speak regarding matters within the jurisdiction of the City Council/HDB/CDC/OPFA, but not otherwise already on the agenda. Requests to speak may be initiated either in writing in advance to the City Manager's Office or by submitting a "Request to Speak" slip as specified in Section 1A above. Each speaker will be allowed up to 3 minutes to speak. Priority will be given to speakers in the order the requests to speak were received. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.

- A. Advance Written Request to Speak must be received by the City Manager's office no later than 10:00 a.m., the Wednesday prior to the meeting.
- B. Communications on Matters not on the Agenda require applicants to complete a request to speak slip pursuant to Section 1A above.

4. **CONSENT CALENDAR ITEMS**

All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous instructions from the governing body. All of the items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of Consent Calendar items unless members of the governing body, the City staff or the public request discussion on specific

Consent Calendar items. If a member of the public wishes to speak on a Consent Calendar item, a request to speak must be submitted **prior** to the Consent Calendar being called.

5. **REGULAR MEETING SCHEDULE**

Joint City Council/HDB/CDC/OPFA meetings are typically scheduled on two Wednesdays of each month and generally follow the format listed below. Agendas for specific meetings are available to the public prior to the meeting. Please see page iv, Section 7, for more details.

3:30 p.m. City Council/HDB/CDC/OPFA Closed Session

5:00 p.m. City Council/HDB/CDC/OPFA Regular Business

6:00 p.m. City Council/HDB/CDC/OPFA Public Hearings, if applicable

Public hearing items are "time-certain" and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.

Because all meetings are jointly convened, there may be business of the City Council, Harbor District Board of Directors, Community Development Commission, or Oceanside Public Financing Authority conducted at any of the scheduled times. All items will clearly identify which of the four governing bodies are acting on the item.

A complete listing of regular scheduled meetings is available from the City Clerk's office at (760) 435-3000 or on the City of Oceanside Web site at www.ci.oceanside.ca.us.

6. **WORKSHOPS**

From time to time the City Council may schedule a specially noticed Workshop or meeting to discuss a particular topic in greater depth than would be possible at a regular meeting. All such meetings are open to the public.

At a Workshop Meeting, the City Council may vote on any properly agendized matter, and public input is provided for on the agenda.

7. **AGENDA POSTING AND AVAILABILITY**

This agenda has been posted at least 72 hours prior to the meeting at the Civic Center Plaza, 300 North Coast Highway in the kiosk near the Library. The agenda, including backup reports, will be posted on the City's Web site at www.ci.oceanside.ca.us and will be available for public review during business hours by no later than the Monday preceding the meeting at the City Clerk's Office, Second Floor City Hall North, 300 North Coast Highway

Written materials relating to an item on this agenda that are distributed to the City Council/HDB/CDC/OPFA within 72 hours before it is to consider the item at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office (location above), during normal business hours. Such written materials will also be made available on the City of Oceanside's Web site, subject to staff's ability to post the documents before the regularly scheduled meeting.

8. **AGENDA BROADCASTS ON CHANNEL 19**

The regular City Council/HDB/CDC/OPFA meetings will be broadcast live on the Government Access Channel 19 by Oceanside Community Television (KOCT) and re-broadcast during the week following the meeting. Please refer to KOCT's program schedule for dates and times of re-broadcasts. Videotape of this meeting is available for public reference in the Oceanside Main Library, 330 North Coast Highway.

9. **ASSISTANCE TO PERSONS WITH DISABILITIES**

If you have special needs because of a disability which make it difficult for you to participate in the meetings, please contact the City Clerk at 300 North Coast Highway, Oceanside, CA, telephone (760) 435-3000 by noon the Monday preceding the meeting. The City of Oceanside will attempt to make arrangements to accommodate your disability.